



# Development SERVICES DEPARTMENT

Residential Review – One Texas Center  
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

## Residential New Construction and Addition Permit Application

To complete this form: Open with Internet Explorer, then [Click Here to Save and continue.](#)

### Property Information

Project Address: 2410 Jarrat Ave Austin TX 78703	Tax Parcel ID:
Legal Description: Lot 6 Block 6 Pemberton heights Sec 1	
Zoning District: SF-3-H-NP	Lot Area (sq ft): 8,891.00
Neighborhood Plan Area (if applicable):	Historic District (if applicable): Old West Austin

### Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	Does project have a Green Building requirement? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <input type="checkbox"/> N <input type="checkbox"/> (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Note: Include tree location(s) on plot plan.	(If yes, application for a tree permit with the <u>City Arborist</u> is required)
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/>	
Does this site currently have: water availability? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> wastewater availability? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, contact Austin Water Utility Pipeline Engineering for review and approval)	
Does this site have or will it have an auxiliary water source? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, submit approved auxiliary and potable plumbing plans.) (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site require a cut or fill in excess of four (4) feet? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y <input type="checkbox"/> N <input type="checkbox"/> (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input type="checkbox"/> N <input type="checkbox"/> (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input type="checkbox"/> (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input type="checkbox"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)	

### Description of Work

Existing Use:	vacant	<input type="radio"/> single-family residential	<input type="radio"/> duplex residential	<input type="radio"/> two-family residential	other: _____
Proposed Use:	vacant	<input type="radio"/> single-family residential	<input type="radio"/> duplex residential	<input type="radio"/> two-family residential	other: _____
Project Type:	<input type="radio"/> new construction	<input type="radio"/> addition	<input type="radio"/> addition/remodel	other: _____	
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input type="checkbox"/> Y <input type="checkbox"/> N (Note: Removal of all or part of a structure requires a demolition permit application.)					
# of existing bedrooms: 3	# of bedrooms upon completion: 3	# of baths existing: 2.5	# of baths upon completion: 2.5		
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) Remodel existing house to include new finishes and layout changes in bedrooms, bathrooms, and kitchen/living space. Removal of existing garage and construction of new garage with conditioned workout room above with half bathroom.					
Trades Permits Required (Circle as applicable): <input type="checkbox"/> electric <input type="checkbox"/> plumbing <input type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (R.O.W.)					

Job Valuation		
<b>Total Job Valuation:</b> <b>\$ 345,000</b>  <small>Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.</small>	<b>Amount of Total Job Valuation dedicated to all Addition and/or New Construction:</b> \$ 150,000  <b>Amount for Primary Structure:</b> \$ 25,000 Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N  <b>Amount for Accessory Structure:</b> \$ 125,000 Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<b>Amount of Total Job Valuation dedicated to all Remodel/Repair:</b> Bldg: \$ 150,000 Elec: \$ 15,000 Plmbg: \$ 15,000 Mech: \$ 15,000 <b>TOTAL: \$ 195,000</b>

**Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.**

Site Development Information						
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 <sup>st</sup> Floor conditioned area	2,264.00		130.00		2,394.00	0.00
b) 2 <sup>nd</sup> Floor conditioned area			417.00		417.00	0.00
c) 3 <sup>rd</sup> Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)			427.00		427.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)					0.00	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
<b>Total Building Area</b> (total a through h)	2,264.00	0.00	974.00	0.00	3,238.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00

**Building Coverage Information**  
Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Total Building Coverage (sq ft): 3,123.00      % of lot size: 35

**Impervious Cover Information**  
Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)

Total Impervious Cover (sq ft): 3,980.00      % of lot size: 44

**Setbacks**  
 Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) ☒ Y ☐ N  
  
 Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y ☒ N  
 Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y ☒ N

<b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: <u>24</u> ft <u></u> in      Number of Floors: <u>2</u>	<b>Parking</b> (LDC 25-6 Appendix A & 25-6-478) # of spaces required: <u>2</u> # of spaces provided: <u>2</u>
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**Right-of-Way Information**  
 Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y ☒ N  
\*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.  
  
 Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y ☒ N  
 Width of approach (measured at property line): 10.0 ft      Distance from intersection (for corner lots only):  ft  
 Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? (If yes, drainage review is required) Y ☐ N

## Subchapter F

### Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 <sup>st</sup> Floor	2,264.00	130.00			2,394.00
2 <sup>nd</sup> Floor	417.00				417.00
3 <sup>rd</sup> Floor					0.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)			<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)		0.00
Basement			Must follow article 3.3.3B, see note below		0.00
Attic			Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached	427.00	<input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 2b)	200.00	227.00
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a)		0.00
Carport**: (check article utilized)	Attached		<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0.00
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)					0.00
Totals	2,681.00	557.00			3,038.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3,038.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 34 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y ☒ N

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? ☒ Y N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

**\*Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**\*\*Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

**\*\*\*Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

**Basement exemption:** A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

**Habitable Attic exemption:** A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.

2410 JARRATT AVENUE  
AUSTIN, TEXAS 78703

GENERAL CONTRACTOR

AVENUE B DEVELOPMENT

JEFF BILLARD  
P.O. BOX 3302  
AUSTIN, TX 78703  
512.910.9526  
WWW.AVENUEBEV.COM

BUILDING PERMIT DEPARTMENT

CITY OF AUSTIN  
PERMITS & INSPECTION DEPARTMENT  
ONE TEXAS CENTER  
505 BARTON SPRINGS ROAD  
AUSTIN, TX 78767  
512.974.2747

BUILDING CODES

2012 INTERNATIONAL BUILDING CODE  
CITY OF AUSTIN: LAND DEVELOPMENT CODE, CHAPTER 25

BUILDING CODES

LOCATION: 2410 JARRATT AVENUE  
AUSTIN, TEXAS 78703  
ZONING: SF-3-H-NP  
OCCUPANCY: R-RESIDENTIAL  
CONSTRUCTION: TYPE V - B  
(NON-SPRINKLERED)

PROJECT CALCULATIONS

UNIT SQUARE FOOTAGES

PRIMARY STRUCTURE 1ST FLOOR  
GARAGE 1ST FLOOR  
GARAGE 2ND FLOOR

2,322 S.Q. F.T.  
499 S.Q. F.T.  
417 S.Q. F.T.

FLOOR AREA RATIO

PRINCIPAL STRUCTURE  
1ST FLOOR CONDITIONED AREA

2,322 S.Q. F.T.

GARAGE  
1ST FLOOR CONDITIONED  
2ND FLOOR CONDITIONED  
1ST FLOOR UNCONDITIONED  
TOTAL GARAGE SQUARE FOOTAGE  
-200 SQFT EXEMPTION

72 S.Q. F.T.  
417 S.Q. F.T.  
427 S.Q. F.T.  
1,316 S.Q. F.T.  
1,116 S.Q. F.T.

TOTAL GROSS FLOOR AREA  
GROSS AREA OF LOT  
FLOOR TO AREA RATIO

3,038 S.Q. F.T.  
8,891 S.Q. F.T.  
34.17%

BUILDING & SITE AREA

BUILDING COVERAGE  
1ST FLOOR CONDITIONED AREA  
2ND FLOOR CONDITIONED AREA  
COVERED PARKING  
COVERED PORCH

2,394 S.Q. F.T.  
417 S.Q. F.T.  
427 S.Q. F.T.  
302 S.Q. F.T.

TOTAL BUILDING SQUARE FOOTAGE  
TOTAL BUILDING COVERAGE

3,540 S.Q. F.T.  
3,123 S.Q. F.T.

SITE COVERAGE  
DRIVEWAY  
UNCOVERED PATIO  
A/C PADS

756 S.Q. F.T.  
83 S.Q. F.T.  
18 S.Q. F.T.

TOTAL SITE COVERAGE  
[SUBTRACTING 2ND FLOOR]

3,980 S.Q. F.T.

IMPERVIOUS COVERAGE

IMPERVIOUS COVERAGE  
% OF LOT SIZE

3,980 S.Q. F.T.  
44.76%

VICINITY MAP



COVER	
A0.0	EXISTING SITE & DEMO
AS1.0	PROPOSED SITE PLAN
AS1.1	CR2 IMPACT STUDY
AS1.2	DEMOLITION 1ST FLOOR PLAN
A1.0	PROPOSED FLOOR PLANS
A1.1	DEMO ROOF PLAN
A1.2	ROOF PLAN
A1.3	EXTERIOR ELEVATIONS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A2.4	VIEWS FROM RIGHT OF WAY
A3.0	WALL SECTIONS
A3.1	WALL SECTIONS
A4.0	INTERIOR ELEVATIONS

DATES

PERMIT SET 07.28.2016

ISSUE

PERMIT SET

REVISION

07.28.



2410 JARRATT AVENUE

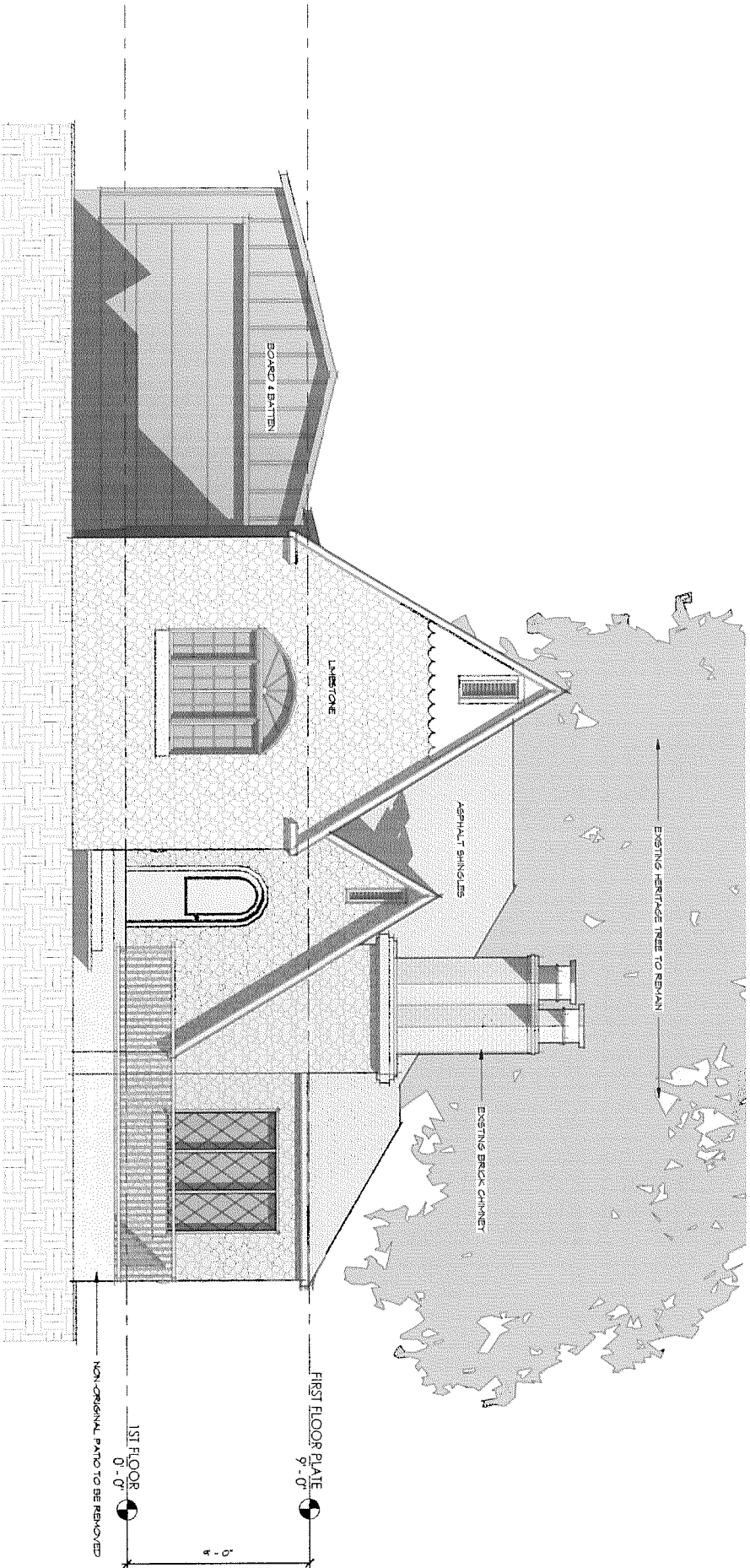
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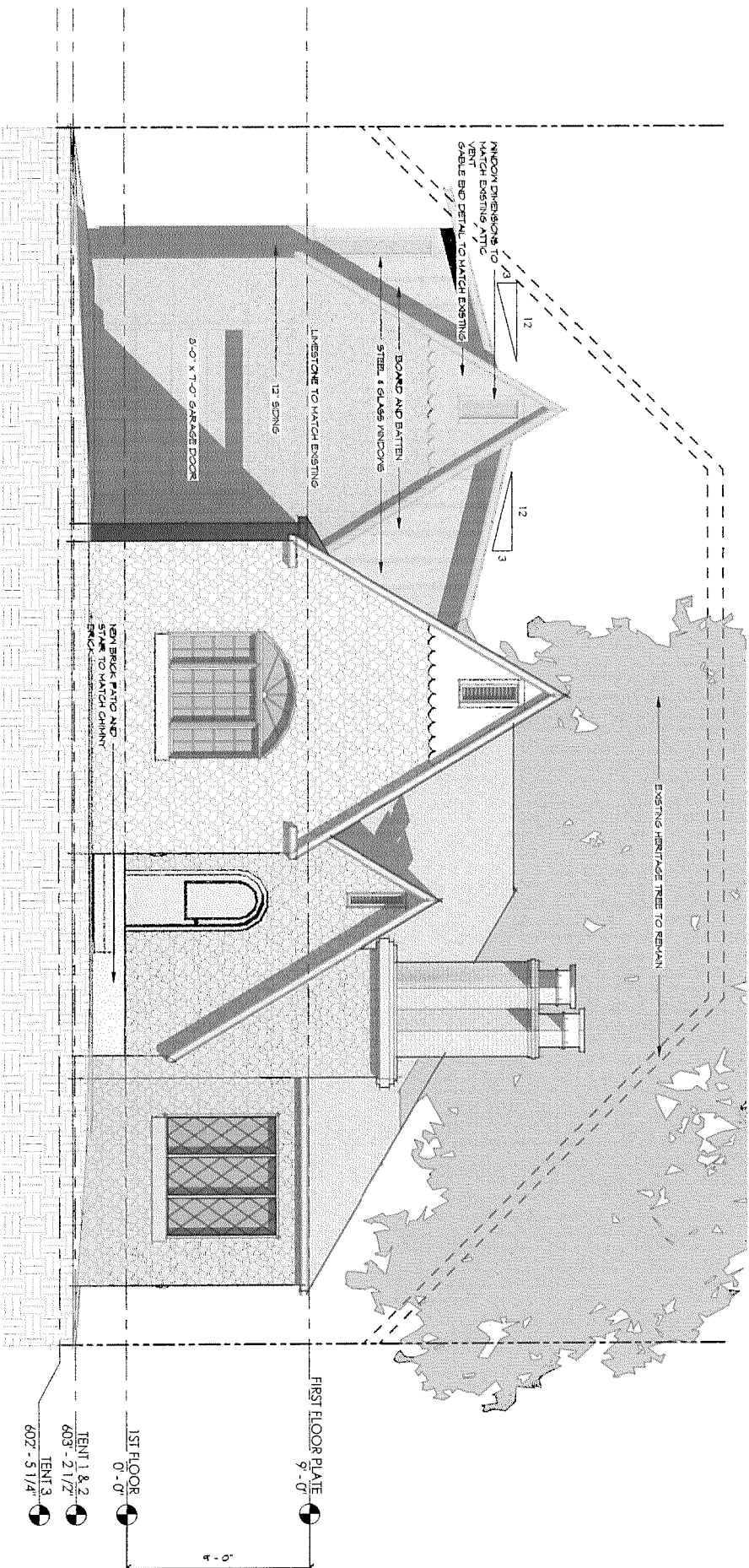


# 1 | EXISTING - EAST

SCALE  $\frac{1}{8}" = 1'-0"$

$\frac{1}{8}" = 1'-0"$

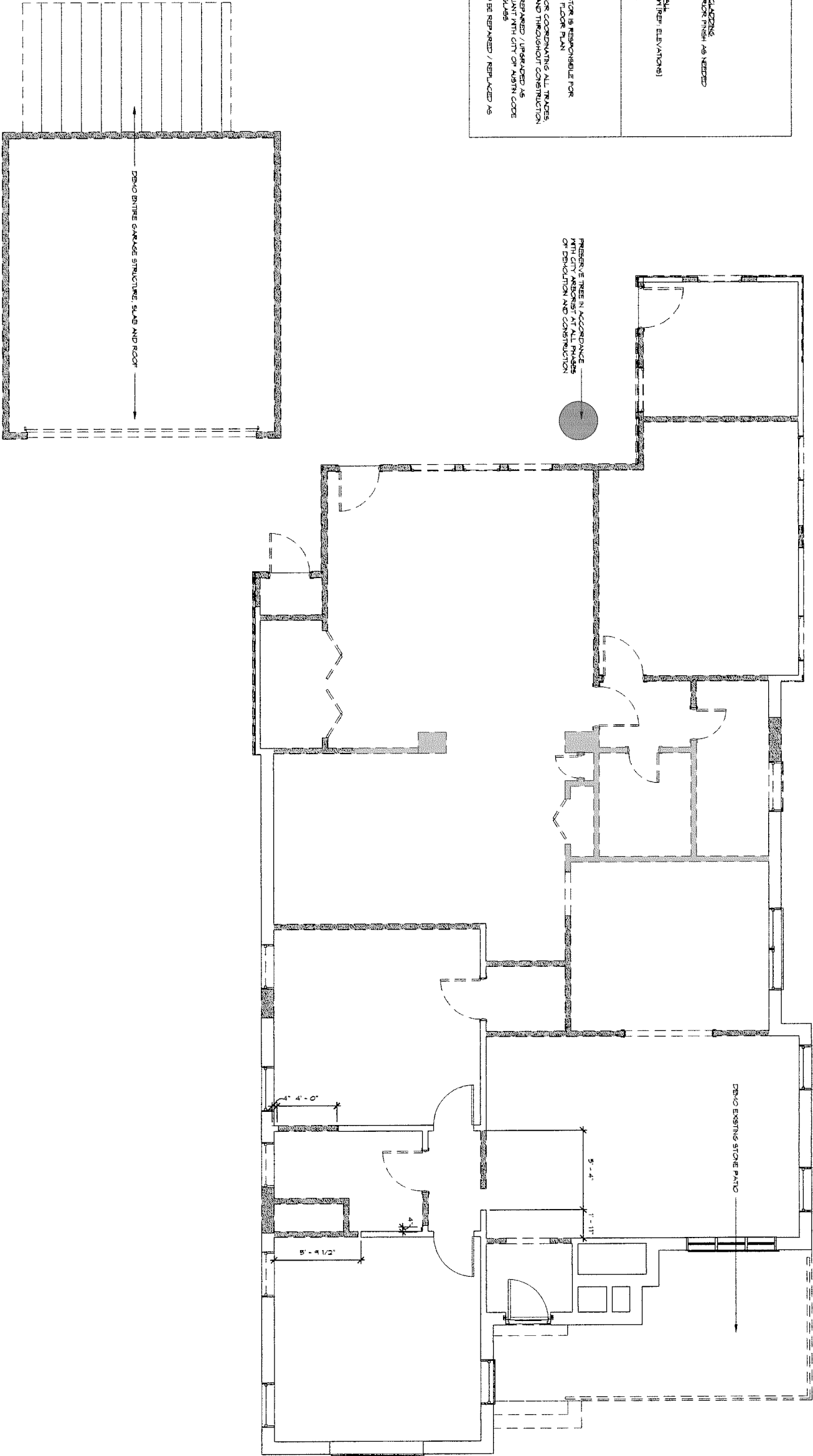
- GENERAL ELEVATION NOTES
- ALL NEW WINDOWS AND DOORS ARE TO MATCH STYLE, MATERIAL, AND APPEARANCE OF EXISTING WINDOWS (UNLESS NOTED OTHERWISE).
  - NEW STONE VENEER TO MATCH SCALE, TONE, STYLE, ETC. OF EXISTING STONE AND TO INCLUDE FORMERLY LOST STONE ACCENTS SHOWN TO EXISTING BUILDING.
  - ALL GUTTERS TO BE REPAIRED / REPLACED AS NEEDED AND NEW GUTTERS MATCHING EXISTING GUTTERS ARE TO BE INSTALLED AS NEEDED.



# 2 | EAST $\frac{1}{8}" = 1'-0"$

ISSUE
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PERM.



**LEGEND**

- EXISTING WALL TO REMAIN
- REPAIR AS NEEDED
- DEMOLITION EXISTING GLAZINGS
- REPAIR FRAMING AND INTERIOR FINISH AS NEEDED
- DEMOLITION EXISTING ELEMENT
- PARTIAL DEMOLITION EXISTING WALL
- LOCATION FOR NEW WINDOW (REF. ELEVATIONS)
- DEMOLITION EXISTING WINDOW
- CONCRETE/POCCAST FINISH

**GENERAL NOTES**

1. DIMENSIONS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING DEMOLITION WITH PROPOSED FLOOR PLAN.

2. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES, ESPECIALLY ELECTRICAL AND HVAC DURING AND THROUGHOUT CONSTRUCTION.

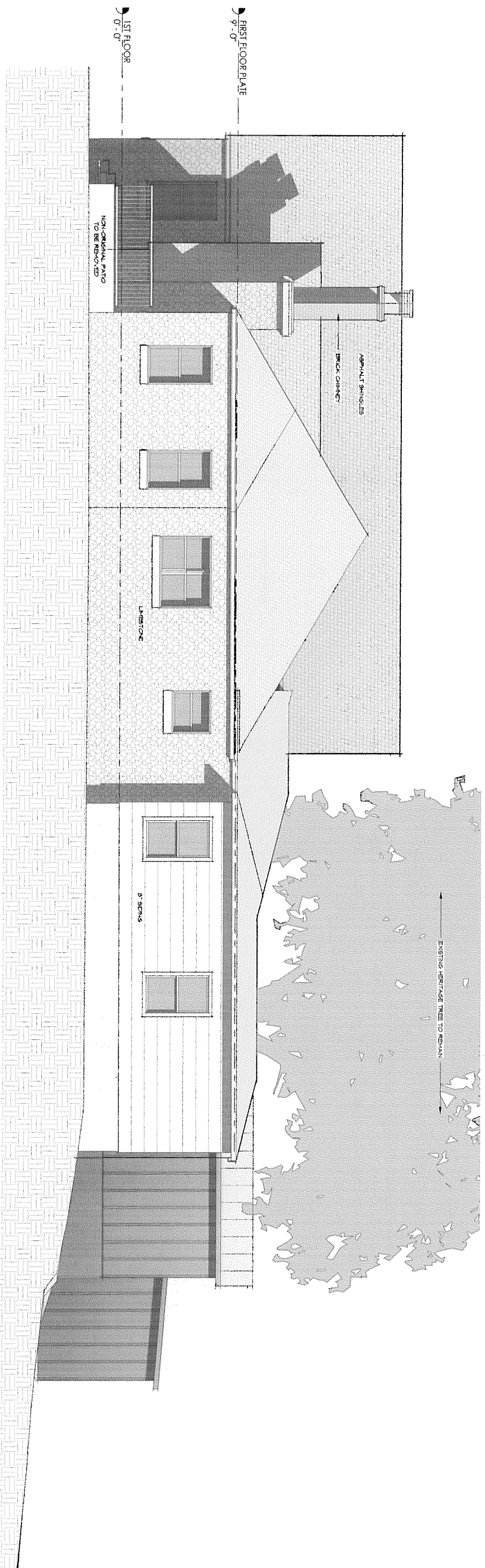
3. ALL EXISTING WINDOWS TO BE REPAIRED / UPSHROUD AS NEEDED. REPLACED WINDOWS TO BE COMPLIANT WITH CITY OF ALBANY CODE FOR HIGH EFFICIENCY WINDOWS WITH LOW-E GLASS.

4. ELECTRICAL, PLUMBING, AND HVAC TO BE REPAIRED / REPLACED AS NEEDED.

1 1ST FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"





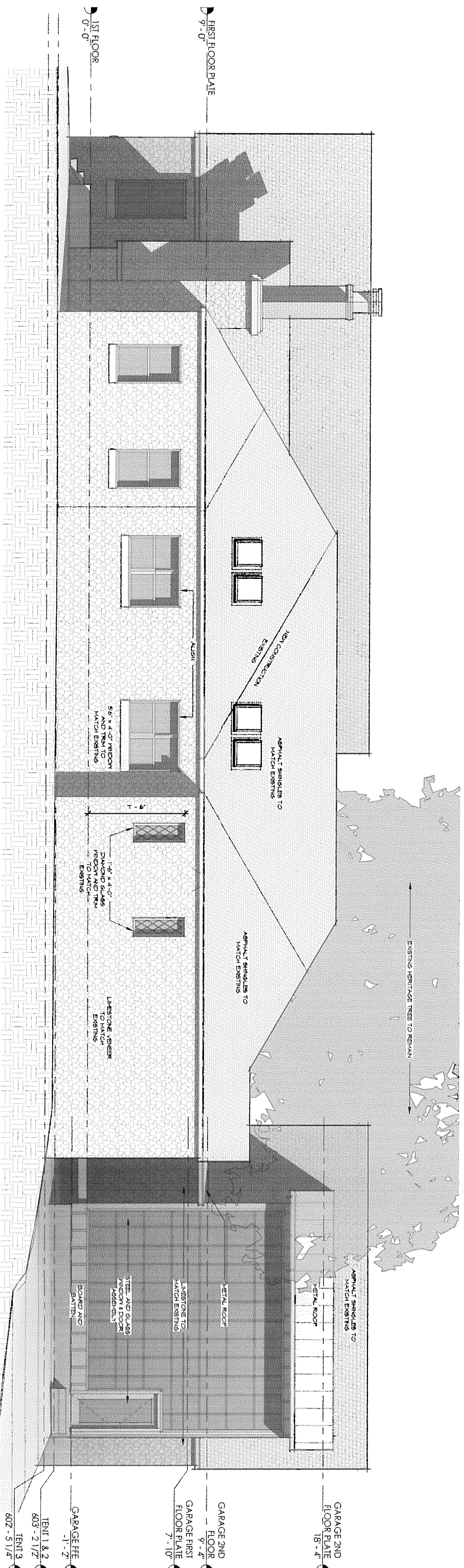


EXISTING - NORTH

SCALE: ~~4mm=1"=0'~~

$$1/8 = 1/8$$

- GENERAL ELEVATION NOTES**
- ALL NEW WINDOWS AND THEN ARE TO MATCH SPEC. MATERIAL, AND APPEARANCE OF EXISTING WINDOWS (UNCI)
  - ALL NEW DOORS TO MATCH EXISTING DOOR STYLE ETC OF EXISTING STONE
  - TO MATCH EXISTING DOOR AND WINDOW SILLINGS TO EXISTING BUILDINGS
  - TO MATCH EXISTING DOOR AND WINDOW SILLINGS TO EXISTING BUILDINGS
  - ALL GUTTERS TO BE REPAIRED / REPLACED AS NEEDED AND NEW GUTTERS
  - MATCHING EXISTING GUTTERS ARE TO BE INSTALLED AS NEEDED



2 NORTH  $\frac{1}{8} = 1-0$   
SCALE 1"=1.25'

CONFIDENTIAL

RIOR ELEVATIONS  
4" = 1'-0"

'4" = 1'-0"

A2

SHI

C. 2016 FALC  
 ALL RIGHTS IN  
 ARRANGEMENTS  
 ARE THE SOLE PR  
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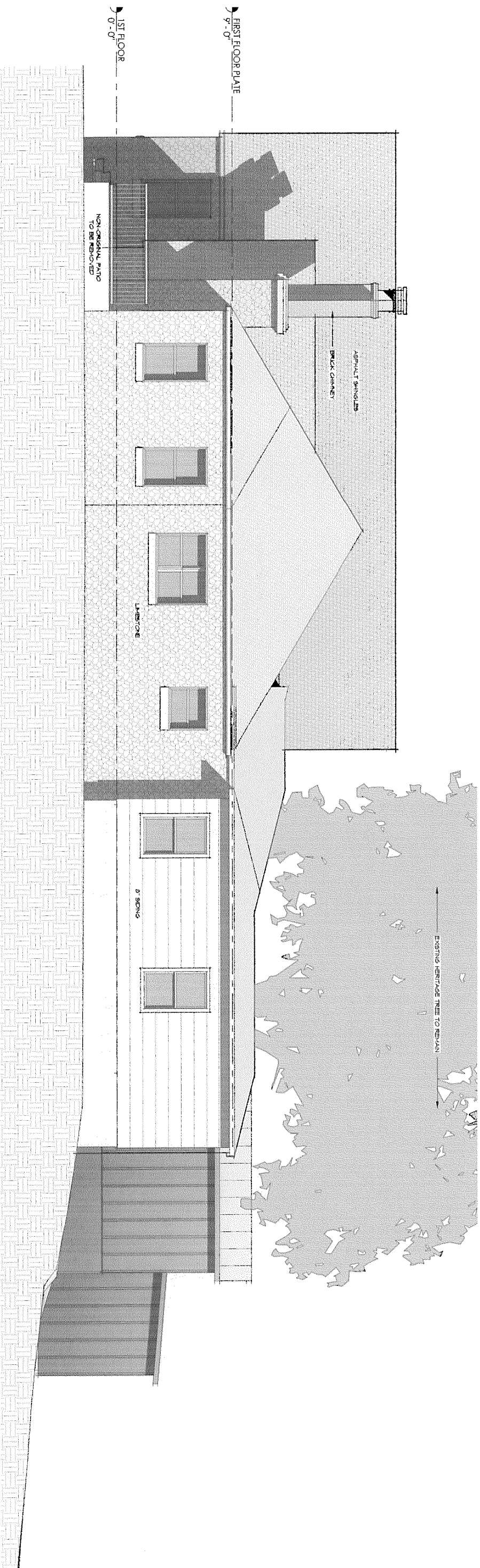
2410 LADDATT AVENUE



07.28

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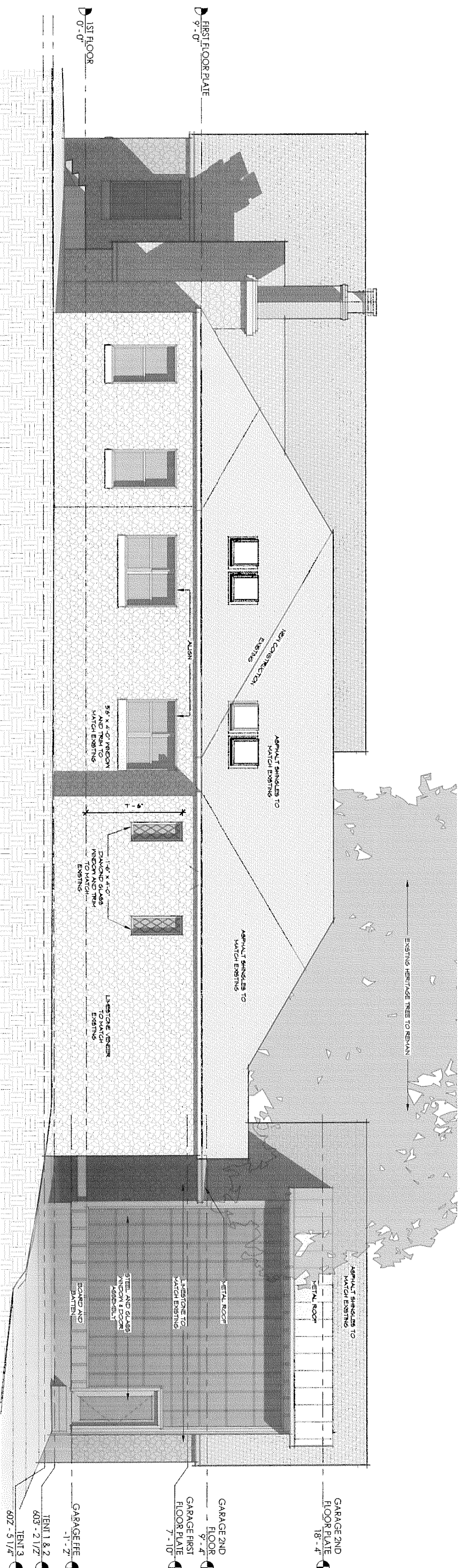


# EXISTING - NORTH

SCALE

1/8" = 1'-0"

- GENERAL ELEVATION NOTES
- ALL NEW WORK AND TRIM ARE TO MATCH STYLE, MATERIAL, AND APPEARANCE OF EXISTING WORK UNLESS NOTED OTHERWISE.
  - NEW STONE VENEER TO MATCH SCALE, TONE, STYLE, ETC. OF EXISTING STONE AND TO INCLUDE FOSHALIZED LIVESTONE ACCENTS SIMILAR TO EXISTING BUILDING ROOF SCAPES TO MATCH EXISTING BUILDING.
  - ALL NEW WORK AND TRIM ARE TO MATCH EXISTING BUILDING.
  - MATCHING EXISTING GUTTERS ARE TO BE INSTALLED AS NEEDED.



# EXISTING - SOUTH

SCALE

1/8" = 1'-0"

RIOR ELEVATIONS

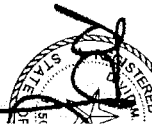
4" = 1'-0"

A2

2410 LADDATT AVENUE

FAZIC

07.28.



DATE: 07.28.2020  
PROJECT: 2410 LADDATT AVENUE  
SHEET: 02 OF 04  
DRAWN BY: J. FAZIC  
CHECKED BY: J. FAZIC  
APPROVED BY: J. FAZIC

ISSUE  
PERMIT SET

REVISION

SHI

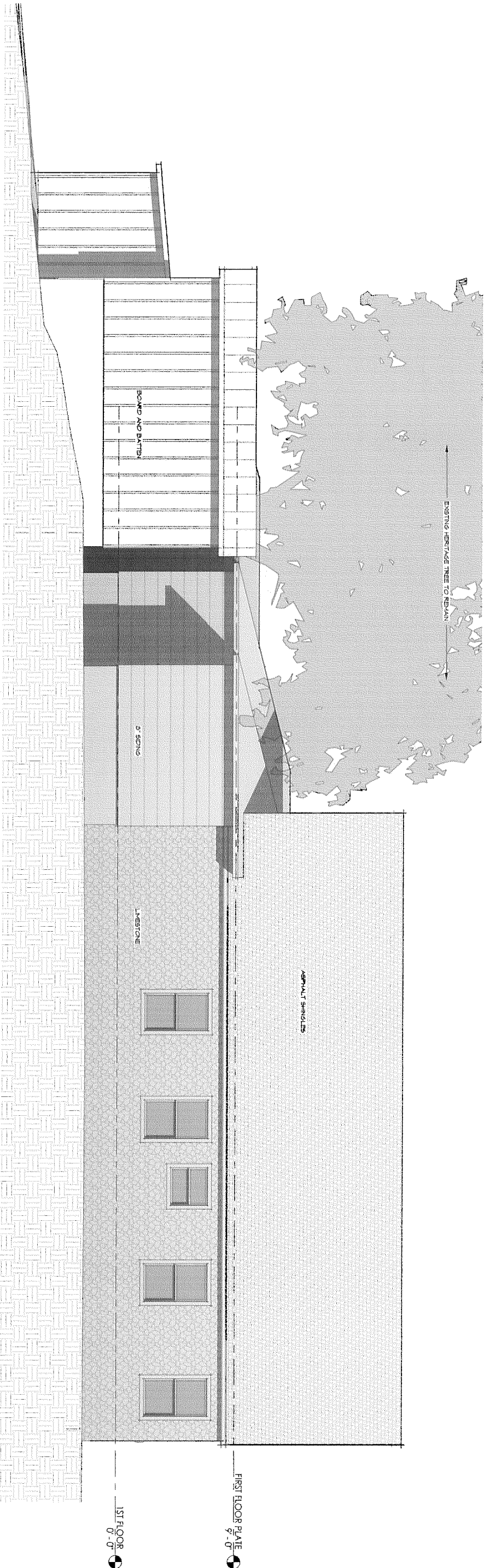




ISSUE
PERMIT SET
REVISION

RIOR ELEVATIONS

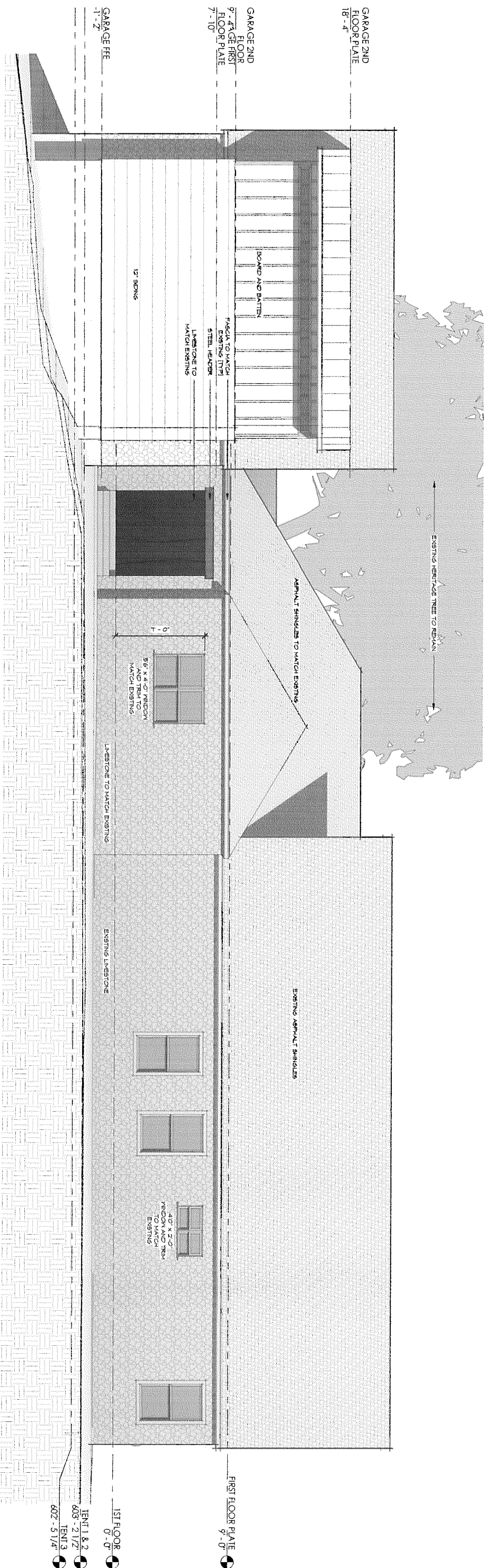
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1 | EXISTING - SOUTH

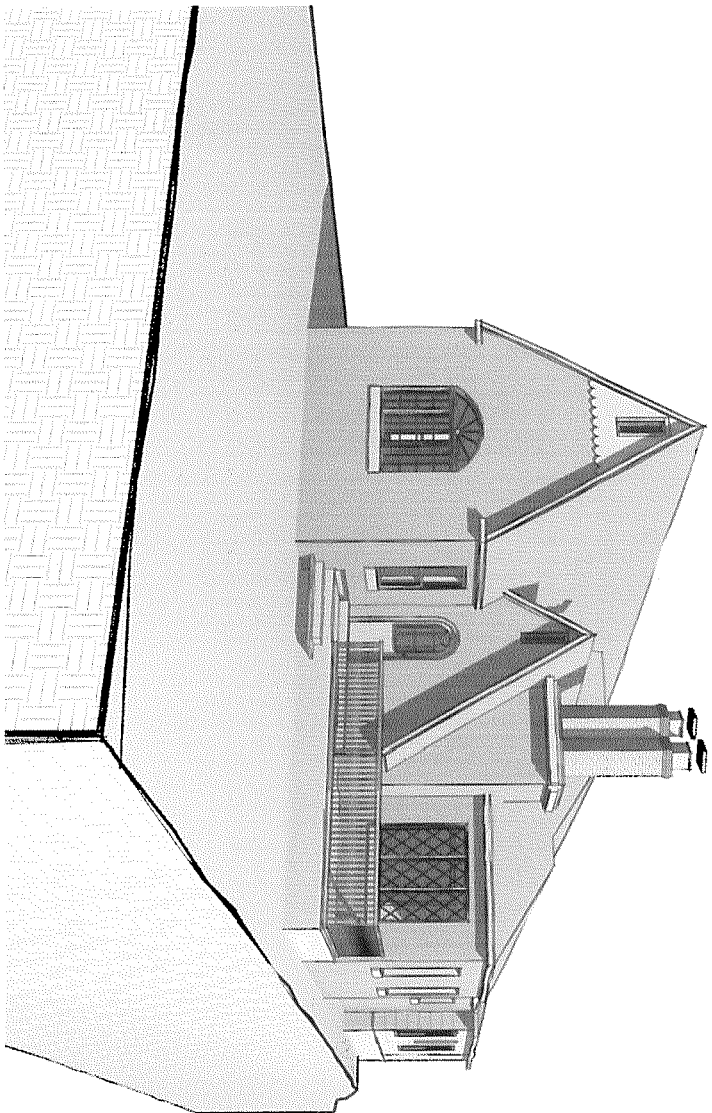
SCALE ~~1/8\"/>~~  
1/8\" = 1'-0"

- GENERAL ELEVATION NOTES
- ALL NEW WINDOWS AND TRIM ARE TO MATCH STYLE, MATERIAL, AND APPEARANCE OF EXISTING WINDOW UNITS.
  - EXISTING WINDOWS TO REMAIN TO MATCH EXISTING STYLE, ETC. OF EXISTING STONE AND TO INCLUDE FORMERLY USED Limestone ACCENTS SIMILAR TO EXISTING BUILDING ROOF SLATES TO MATCH EXISTING UNITS.
  - ALL GUTTERS TO BE REPAIRED / REPLACED AS NEEDED AND NEW GUTTERS MATCHING EXISTING GUTTERS ARE TO BE INSTALLED AS NEEDED.



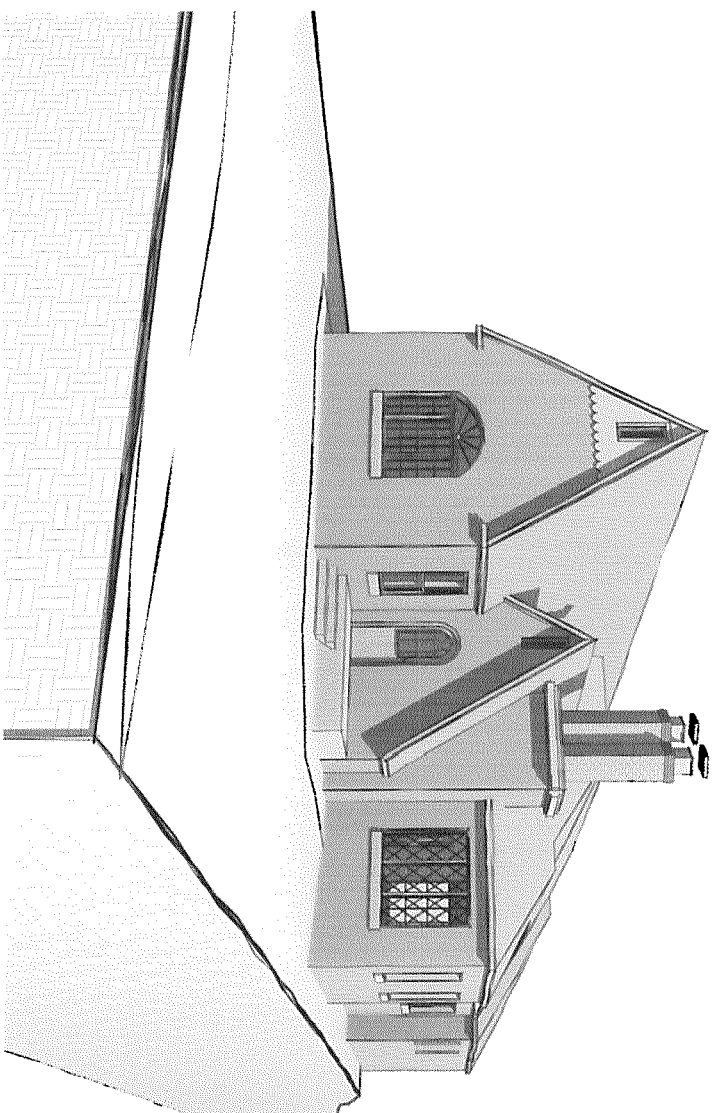
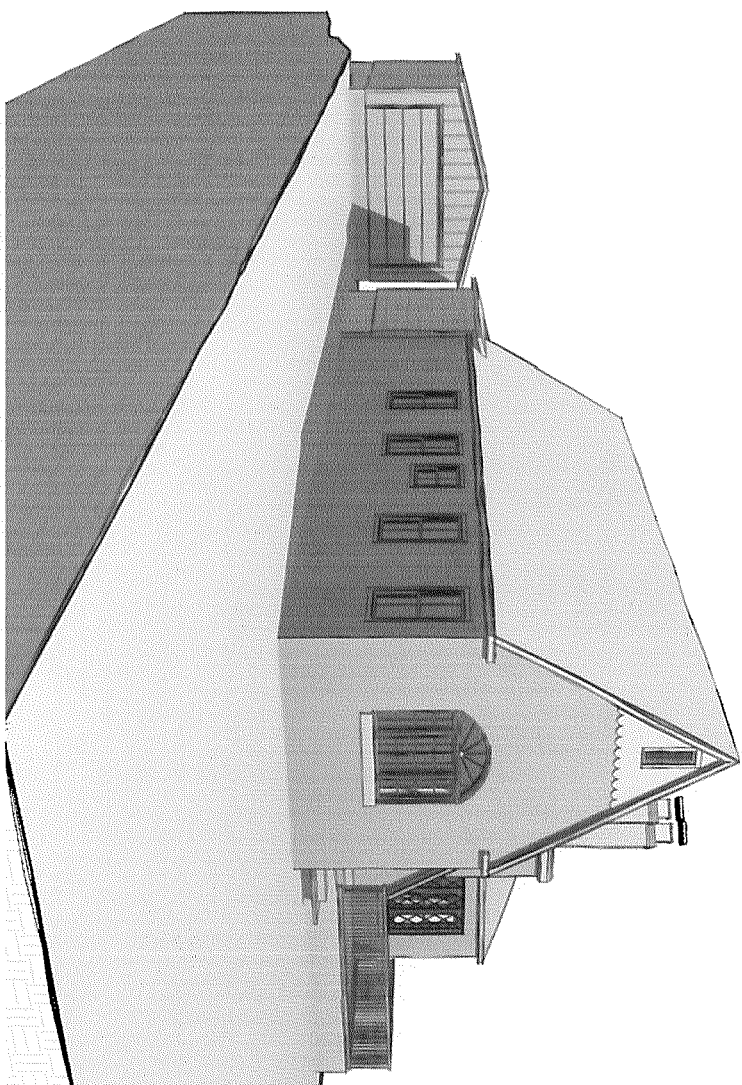
2 | SOUTH 1/8\" = 1'-0"





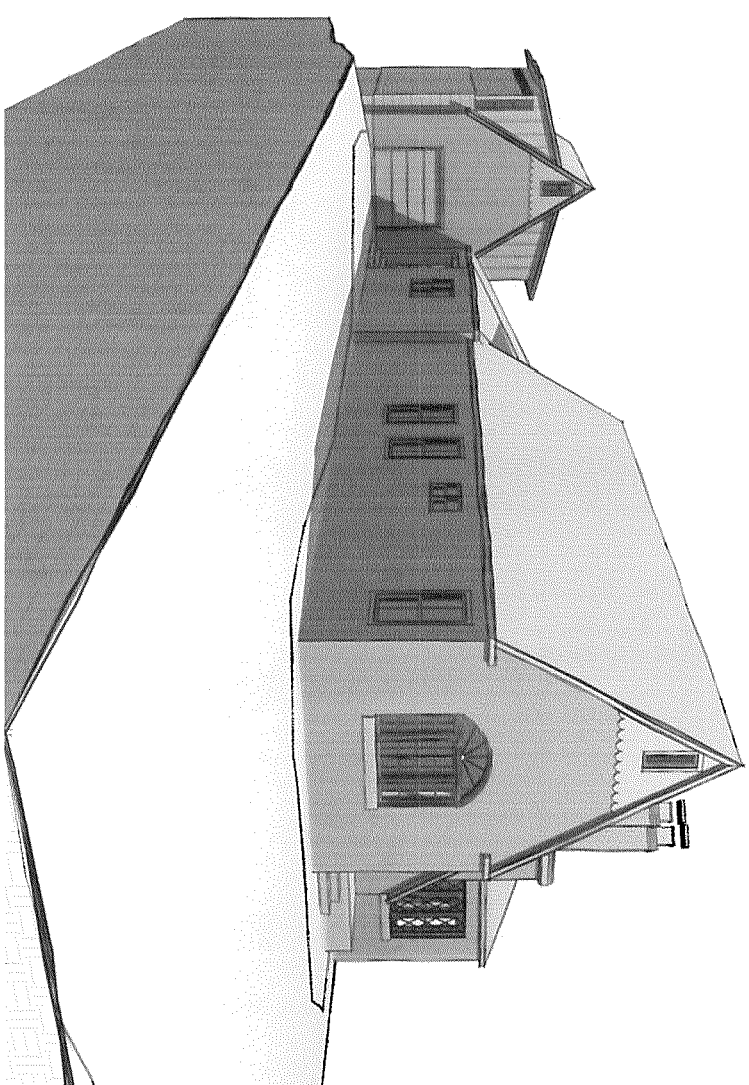
1 R.O.W. - NORTH EAST - EXISTING

3 R.O.W. - SOUTH EAST - EXISTING



2 R.O.W. - NORTH EAST - PROPOSED

4 R.O.W. - SOUTH EAST - PROPOSED



5 FROM RIGHT OF WAY